Box 37

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
John E. Ferebee 620 Timber Lane Nashville, TN 37215	John E. Ferebee P.O. Box 23753 Nashville, TN37202	117-2C 11

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

BOOK 6530 PAGE 389

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, J. Haskell Tidman (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said John E. Ferebee (the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $140,000.00.

Robert E. Wood
Affiant

Subscribed and sworn to before me this 9th day of April, 1985.

Pamela L. Zimmerman
Notary Public
My Commission Expires: 4/17/88

04/10/85 79.50- CHECK

5737

2. Repurchase and option agreement executed by Woodlawn Manor, Inc. and others, upon the terms, conditions, and provisions as set forth in instrument of record in Book 3907, page 839, and Counterpart thereto of record in Book 5052, page 540, Register's Office for Davidson County, Tennessee.

3. Premises are subject to all provisions, including without limitation, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed of record in Book 3815, page 778, Register's Office for Davidson County, Tennessee, including the plat recorded in Book 3700, page 12, Register's Office for said County; and the By-Laws for the administration of buildings, and easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the condominium and buildings thereon; and also subject to the provisions and requirements of the laws of the State of Tennessee respecting the establishment and maintenance of a condominium, and particularly Section 66-27-101 et seq. of the Tennessee Code Annotated, as amended and other undertakings contained in the Master Deed of Record in Book 3815, page 778, Register's Office for Davidson County, Tennessee, and By-Laws appended thereto of record in Book 3815, page 788, Register's Office for said County, as amended in Book 4364, page 381; Book 4767, page 431; Book 5673, page

429; and Book 6047, page 201, Register's Office for said County.

4. Easement for water mains granted Metropolitan Government of Nashville and Davidson County, Tennessee, by instrument of record in Book 3943, page 821, said Register's Office.

This is improved property, known as 620 Timber Lane, Nashville, Tennessee 37215.

May I. Tidman, wife of J. Haskell Tidman, joins in this conveyance for the purpose of conveying to the Grantee any rights which she might have, whether marital or otherwise, in and to the property conveyed herein.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind himself to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has executed this Deed on this 9th day of April, 1985.

J. Haskell Tidman

J. Haskell Tidman

May I. Tidman

May I. Tidman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Pamela L. Zimmerman a Notary Public in and for said County and State, the within named J. Haskell Tidman and wife, May I. Tidman, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 9th day of April, 1985.

Pamela L. Zimmerman
Notary Public

My Commission Expires: 4/17/88

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

EXHIBIT A

Land in Davidson County, Tennessee, being a part of Section "A" Woodlawn Manor, Inc., tract as shown on the plat of record in Book 3700, page 12 of the Register's Office of Davidson County, Tennessee, the part hereby conveyed being:

Unit No. 11 on the said plat together with the car port designated number 11A as shown in and described by the Master Deed Establishing Horizontal Property Regime With Respect to Woodlawn Manor, Inc., now known as Regency Park Condominiums, including the Surveyor Plans and the Administrative By-Laws thereunto attached and exhibited as recorded in Book 3815, page 778, of the Register's Office of Davidson County, Tennessee, as amended.

Being the same property conveyed to J. Haskell Tidman by deed from Idanelle S. McMurry of record in Book 5022, page 724, Register's Office for Davidson County, Tennessee.

I 9 5 5 2 7
IDENTIF. REFERENCE
APR 10 11 02 AM '85
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6530 PAGE 394

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

140000.00- CAMT.
364.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 379.50-
6737A04/10/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 9 5 5 2 7

IDENTIF. REFERENCE

APR 10 11 02 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 123711